



Total area: approx. 213.6 sq. metres (2299.1 sq. feet)

#### Ground Floor

##### Entrance Hall

Reception Room  
3.79m (12'5") x 2.81m (9'3")

Kitchen/Dining Room  
6.12m (20'1") x 4.19m (13'9")

##### Utility Room

Lounge  
4.80m (15'9") x 3.52m (11'7")

Office  
2.41m (7'11") x 1.83m (6')

##### WC

#### First Floor

Galleried Landing 4.05m (13'4") x 2.89m (9'6")

Bedroom One  
3.79m (12'5") x 3.77m (12'4")

##### En-Suite

Bedroom Two  
4.02m (13'2") x 3.38m (11'1") max

##### En-Suite

Bedroom Three  
3.61m (11'10") x 2.00m (6'7")

Bedroom Four  
3.54m (11'7") max x 2.85m (9'4")

Bedroom Five  
2.85m (9'4") x 2.39m (7'10")

Bathroom  
2.70m (8'10") x 2.50m (8'2") max

#### Outside

The front of the property is finished with neat boarders filled with bark and mature shrubs and a footpath to the front door. A double width driveway providing off road parking for 4-6 cars is to the side of the property and leads to a detached, double garage with two up and over doors. A side gate leads to the enclosed rear garden which is mainly laid to lawn with paved patio slabs spanning the width of the property.

#### Further Information

Tenure: Freehold  
Council Tax: F  
EPC: B

Agents Note: The seller advises that there will be an estate maintenance charge payable, however at present, this is not in place.

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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**£675,000**

**Wilson Drive**

Godmanchester Town, , PE29 2QB

## PROPERTY SUMMARY

A detached family home, situated on a private drive on the Romans Edge Development within the picturesque village of Godmanchester. Built by David Wilson Homes in 2023, the accommodation is arranged over two floors and offers flexible modern living throughout. An inviting entrance hallway centres the property, leading to a study, lounge, further dual aspect reception room, w/c and 20ft kitchen/dining room complete with integral appliances and a island, and a separate utility room.

The first floor has an impressive galleried landing which provides access to five generous bedrooms. The dual aspect first bedroom benefits from fitted wardrobes and a four piece en-suite bathroom, and the second bedroom an en-suite shower room. A spacious four piece family bathroom and storage complete the internal accommodation.

Outside, the enclosed rear garden is mainly laid to lawn, with a paved patio spanning the width of the property and creates a blank canvas for the new owner to personalise. Gated access leads to the double width driveway providing off road parking for 4-6 cars and detached double garage with power and light connected. The front of the property overlooks private fields and is finished with bark boarders filled with neat mature shrubs and a footpath to the front door.

Offered with No Onward Chain and a short distance from A1/A14 road links, Huntingdon's mainline train station, local schooling and amenities, a viewing of the home is highly recommended to appreciate the space on offer.

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